

Renton Library-Liberty Park

Budget vs. Actual Review

Acct No.	Category	8.9M update Budget	KCLS Paid, invoiced to City	KCLS Paid, remains w/ KCLS	Renton Paid Directly (not in 302)	Committed To Date	Total Project \$	Budget Available
60100	LAND	40,700	711	0	0	0	711	39,989
60200	CONSTRUCTION	6,679,903	0	0	0	0	0	6,679,903
60300	FURNITURE & EQUIPMENT KCLS Funded	0	0	0	0	0	0	0
60400	MATERIAL KCLS Funded	0	0	0	0	0	0	0
60500	OFFSITE DEVELOPMENT	165,000	0	0	0	0	0	165,000
60600	OWNERS COST	2,014,397	77,139	0	0	0	77,139	1,937,258
	TOTALS 302 Budget	8,900,000	77,850	0	0	0	77,850	8,822,150

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60100 LAND								
60110	01001 Land Acquisition		0	0	0		0	0
60110	01010 Interest		0	0	0		0	0
60110	01100 Site Feasibility Study	15,000	0	0	0		0	15,000
60110	01200 Environmental Analysis	12,000	711	0	0		711	11,289
60110	01300 Hazardous Waste Cleanup		0	0	0		0	0
60110	01400 Demolition		0	0	0		0	0
60110	01500 Surveying	10,000	0	0	0		0	10,000
60110	01700 Contingency	3,700	0	0	0		0	3,700
TOTAL LAND		40,700	711	0	0	0	711	39,989
Per report from City of Renton								
60200 CONSTRUCTION								
60210	03001 Construction Base Price	5,240,193	0	0	0		0	5,240,193
60210	Change Orders - 10% of							
60210	03200 Construction	524,019	0	0	0		0	524,019
60210	03300 WSS Tax 9.5%	547,600	0	0	0		0	547,600
		6,311,812	0		0	0	0	6,311,812
60210	03400 Additional Contracts	50,000	0	0	0		0	50,000
60210	03420 Signage - Exterior	0	0	0	0		0	0
60210	Contingency - 5%(of all of above)	318,091	0	0	0		0	318,091
		368,091	0	0	0	0	0	368,091
TOTAL CONSTRUCTION		6,679,903	0	0	0	0	0	6,679,903
60300 FURNITURE & EQUIPMENT - KCLS ONLY								
60320	04100 Fixtures & Furniture	KCLS Funded	0	0			0	0
60320	04200 Shelving		0	0			0	0
60320	04200 Vode Lighting for shelves		0	0			0	0
60320	04300 Office Systems		0	0			0	0
60320	04400 Wayfinding		0	0			0	0
60320	05100 Startup Supplies		0	0			0	0
60320	05200 Computer Equipment		0	0			0	0
60320	05500 Contingency - 10%		0	0			0	0
TOTAL FURNITURE AND EQUIPMENT		0	0	0	0	0	0	0
60400 MATERIALS								
60460	07100 Library Materials Stockpi	KCLS Funded	0	0			0	0
TOTAL MATERIALS		0	0	0	0	0	0	0

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Acct No.	Category	8.9M update Budget	KCLS Paid, invoiced to City	KCLS Paid, remains w/ KCLS	Renton Paid Directly (not in 302)	Committed To Date	Total Project \$	Budget Available
60500 OFF SITE DEVELOPMENT								
60510	06100 Mitigation Payments	0	0	0	0		0	0
60510	06200 Street Improvements	0	0	0	0		0	0
60510	06300 Road Improvements	0	0	0	0		0	0
60510	06400 Utilities	150,000	0	0	0		0	150,000
60510	06500 Contingency	15,000	0	0	0		0	15,000
TOTAL OFF SITE DEVELOPMENT		165,000	0	0	0	0	0	165,000
60600 OWNERS COST								
60610	02100 Soils/Boring Tests	50,000	24,745	0	0		24,745	25,255
60610	02150 Surveying	40,000	13,545	0	0		13,545	26,455
60610	02200 Traffic Study	7,500	0	0	0		0	7,500
60610	02500 Permits & Fees	250,000	4,120	0	0		4,120	245,880
60610	02600 Legal Fees	2,500	0	0	0		0	2,500
60610	02700 Inspections - QC	10,000	46	0	0		46	9,954
60610	02800 Misc. Expenses	25,000	0	0	0		0	25,000
60610	02850 Project Management	150,000	0	0	0		0	150,000
60610	02910 Consultant Basic Service Architectural Addenda	532,500	34,091	0	0		34,091	498,409
60610	02910 Allowance	50,000	0	0	0		0	50,000
60610	02920 Consultant Additional Services	110,000	0	0	0		0	110,000
60610	02920 Record Sets	25,150						25,150
60610	02920 As Built Revisions	7,800	0	0	0		0	7,800
60610	02920 Public Process	51,000						51,000
60610	02920 KCLS Consultant Coordi	4,600						4,600
60610	02920 Cost Consultant Coordin	45,726						45,726
60610	02920 Hardware Consultant	6,483						6,483
60610	02920 Lighting Design	43,770						43,770
60610	02920 Acoustical	29,340						29,340
60610	02920 Interiors	73,839						73,839
60610	02920 Data/AV	34,990						34,990
60610	02920 Landscape Architect	19,960						19,960
60610	02920 Civil Engineering	29,620						29,620
60610	02920 Sprinkler Review	11,402						11,402
60610	02920 Additional Mechanical-Plumbing	21,500						21,500
60610	02920 Enhanced CA Services	98,000						98,000
60610	02930 Reimbursable Expenses Art Commission &	35,145	592	0	0		592	34,553
60610	02940 Installation	5,000	0	0	0		0	5,000
60610	02980 Moving Expenses	40,000	0	0	0		0	40,000
60610	02985 Building Commissioning	20,000	0	0	0		0	20,000
60600	02990 Contingency - 10%	183,572	0	0	0		0	183,572
TOTAL OWNER COSTS		2,014,397	77,139	0	0	0	77,139	1,937,258

Construction Cost Summary

Owner: **King County Library System**

Project: **Renton Library at River-SD Pricing**

March 11, 2013 Update

Cost Summary

Bid Item	Description	Total Cost	Gross Floor Area	\$ / BGSF
	Library			
	Building Construction	\$4,892,246	15,400	\$317.68
	Site Work	\$347,947	15,400	\$22.59
Grand Total Estimated Construction Cost		\$5,240,193	15,400	\$340.27

Major Building System - Library Building & Site

Item	Description	Total Cost	Gross Floor Area (Gross Site Area)	\$ / BGSF (\$ / Site GSF)
1	Structure	\$ 766,711	15,400	\$49.79
2	Enclosure	\$ 1,450,159	15,400	\$94.17
3	Interiors	\$ 744,297	15,400	\$48.33
4	Plumbing	\$ 163,799	15,400	\$10.64
5	HVAC	\$ 686,676	15,400	\$44.59
6	Fire Protection	\$ 61,781	15,400	\$4.01
7	Electrical	\$ 689,019	15,400	\$44.74
8	Special Construction & Select Demolition	\$ 329,805	15,400	\$21.42
Subtotal Building Only		\$ 4,892,246		\$317.68
9	Site Preparation	\$ 146,350	15,400	\$9.50
10	Site Improvements	\$ 147,772	15,400	\$9.60
11	Site Civil / Mechanical / Electrical Utilities	\$ 53,825	15,400	\$3.50
Subtotal Site Only		\$ 347,947		\$22.59
Grand Total Estimated Construction Cost - Base Bid		\$5,240,193		\$340.27

COMMENTS:

Construction Direct & Indirect Costs ONLY

GC Mark-up's, Contingencies, & Escalation ARE included as applicable

SEE Estimate Detail & Estimate Notes for Additional Comments

Estimate Notes

Owner: **King County Library System**

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Project: **Renton Library at River-SD Pricing**

March 11, 2013 Update

No.	REF	DATE	ITEM
Standard & Specific Exclusions			
			<i>The Following are NOT Included in the Estimate:</i>
1			A/E/C Design Fees
2			Legal Consultation Fees
3			Project Management Fees
4			Plan Review Fees - <i>See Below</i>
5			Building Permit Fees - <i>See Below</i>
6			Testing & Inspection Fees
7			Washington State Sales Tax
8			Structural and/or Seismic Upgrades to the Existing Building Systems
9			Project Phasing and / or Future Work
10			FF&E Items / Furniture Systems
11			Builder's Risk Insurance over Normal Amounts
12			Owner Project and / or Change Order Contingencies
13			Cost Escalation Beyond the Mid-point of Construction
General Notes			

Renton Library-Cedar River Site SD Estimate



Project Owner: King County Library System
 Project Name: Renton Library at River-SD Pricing
 Project Location: Renton, WA
 Start Date: TBD
 Estimate Date: March 11, 2013 Update

Architect: Miller Hull
 Duration: 12 Mnths
 Project GSF: 15400
 Structure GSF: 15400
 Site GSF: 27166

General Contractor Markups:	
General Conditions	5.00%
General Contractors Fee	7.00%
Estimate Contingency	15.00%
Escalation	3.50%

ESTIMATE SUMMARY								
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Estimated Cost w/GC Markups	Cost per BGSF	% of Total
A10	Foundations	15,400	BGSF	\$18.32	\$282,133	\$377,282	\$24.50	7.20%
A20	Basement Construction	15,400	BGSF	\$0.60	\$9,300	\$12,436	\$0.81	0.24%
A SUBSTRUCTURE					\$291,433	\$389,718	\$25.31	7.44%
B10	Superstructure	15,400	BGSF	\$18.31	\$281,917	\$376,993	\$24.48	7.19%
B20	Exterior Enclosure	15,400	BGSF	\$49.94	\$769,148	\$1,028,540	\$66.79	19.63%
B30	Roofing	15,400	BGSF	\$20.47	\$315,289	\$421,619	\$27.38	8.05%
B SHELL					\$1,366,354	\$1,827,152	\$118.65	34.87%
C10	Interior Construction	15,400	BGSF	\$18.74	\$288,640	\$385,983	\$25.06	7.37%
C20	Stairs	15,400	BGSF	\$0.00	\$0	\$0	\$0.00	
C30	Interior Finishes	15,400	BGSF	\$17.14	\$264,000	\$353,032	\$22.92	6.74%
C INTERIORS					\$552,640	\$739,015	\$47.99	14.10%
D10	Conveying Systems	15,400	BGSF	\$0.00	\$0	\$0	\$0.00	
D20	Plumbing	15,400	BGSF	\$7.95	\$122,490	\$163,799	\$10.64	3.13%
D30	HVAC	15,400	BGSF	\$33.34	\$513,500	\$686,676	\$44.59	13.10%
D40	Fire Protection	15,400	BGSF	\$3.00	\$46,200	\$61,781	\$4.01	1.18%
D50	Electrical	15,400	BGSF	\$33.46	\$515,252	\$689,019	\$44.74	13.15%
D SERVICES					\$1,197,442	\$1,601,274	\$103.98	30.56%
E10	Equipment	15,400	BGSF	\$0.26	\$3,950	\$5,282	\$0.34	0.10%
E20	Furnishings	15,400	BGSF	\$0.00	\$0	\$0	\$0.00	
E EQUIPMENT & FURNISHINGS					\$3,950	\$5,282	\$0.34	0.10%
F10	Special Construction	15,400	BGSF	\$0.00	\$0	\$0	\$0.00	
F20	Selective Demolition	15,400	BGSF	\$16.01	\$246,630	\$329,805	\$21.42	6.29%
F SPECIAL CONSTRUCTION & DEMOLITION					\$246,630	\$329,805	\$21.42	6.29%
Building Construction Direct Cost					\$3,658,449	\$4,892,246	\$317.68	
G10	Site Preparation	27,166	SGSF	\$4.03	\$109,441	\$146,350	\$9.50	2.79%
G20	Site Improvements	27,166	SGSF	\$4.07	\$110,505	\$147,772	\$9.60	2.82%
G30	Site Civil / Mechanical Utilities	27,166	SGSF	\$1.21	\$32,751	\$43,796	\$2.84	0.84%
G40	Site Electrical Utilities	27,166	SGSF	\$0.28	\$7,500	\$10,029	\$0.65	0.19%
G90	Other Site Construction	27,166	SGSF	\$0.00	\$0	\$0	\$0.00	
Sitework Direct Cost					\$260,197	\$347,947	\$22.59	6.64%
Total Direct Cost					\$3,918,646	\$5,240,193	\$340.27	100.00%

Project Owner: King County Library System
 Project Name: Renton Library at River-SD Pricing
 Estimate Date: March 11, 2013 Update

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Estimated Cost w/GC Markup	Cost per GSF	% of Total
No.	Description							
A10	Foundations							
	Foundations							
	Special Foundations							
	Special Foundations							
	Mat Foundations							
	Mat Foundation at Augercast Piers	404	cy	275.00	\$111,100	\$148,568	\$9.65	
	Bored / Augured Piles-Augercast 24" with Reinforcement	2,100	LF	55.00	\$115,500	\$154,452	\$10.03	
	Augercast Piling							
	Export Spoils	311	CY	30.00	\$9,333	\$12,481	\$0.81	
	Slab over Precast Tees							
	General Slab Repairs/Strengthening							
	Allowance for Leveling	15,400	sf	1.00	\$15,400	\$20,594	\$1.34	
	Structural Edge Repairs	15,400	sf	2.00	\$30,800	\$41,187	\$2.67	
	Subtotal Foundations	15,400	BGSF	\$18.32	\$282,133	\$377,282	\$24.50	7.2%
A20	Basement Construction							
	Basement Construction							
	Basement Walls							
	Basement Walls							
	Basement Wall Construction							
	10" concrete wall at Line A	124	LF	75.00	\$9,300	\$12,436	\$0.81	
	Subtotal Basement Construction	15,400	BGSF	\$0.60	\$9,300	\$12,436	\$0.81	0.2%
B10	Superstructure							
	Superstructure							
	Floor Construction							
	Floor / Roof Construction							
	Floor Construction							
	Floor / Roof Construction							
	Structural Steel Construction							
	Structural Steel Frame							
	Horizontal - Floor / Roof							
	Mechanical Unit Support Framing area	326	SF	15.00	\$4,890	\$6,539	\$0.42	
	W members at 12' o/c see plan	3	TONS	3,500.00	\$11,813	\$15,796	\$1.03	
	W27x84	10.00	TONS	3,500.00	\$35,000	\$46,804	\$3.04	
	W27x84	1	TONS	3,500.00	\$3,719	\$4,973	\$0.32	

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Estimated Cost w/GC Markup	Cost per GSF	% of Total
No.	Description							
	W8x10	0.11	TONS	3,500.00	\$368	\$491	\$0.03	
	W18x35	3	TONS	3,500.00	\$11,925	\$15,947	\$1.04	
	Braced-Frames							
	Diagonal / Bracing	10.0	tons	3,300.00	\$33,000	\$44,129	\$2.87	
	Miscellaneous @ 15%	4	tons	3,300.00	\$11,880	\$15,886	\$1.03	
	Hoisting	1	lsum	10,000.00	\$10,000	\$13,372	\$0.87	
	Other Steel Construction							
	Misc Steel Allowance							
	GSF Structure (Incl Roof Areas)							
	5" diagonal pipe brace-line 5	16	EA	w/braced frames				
	HSS 5x3x3/8 Diagonal Brace	4	EA	w/braced frames				
	1/2" threaded rod tee stem bracing	9	EA	750.00	\$6,750	\$9,026	\$0.59	
	Cont 8x8x1/2 w/3/4" epoxy grout rods	249	LF	75.00	\$18,675	\$24,973	\$1.62	
	Roof Construction							
	Roof Construction							
	Structural Steel Construction							
	Mechanical Unit Support Framing area	326	SF	15.00	\$4,890	\$6,539	\$0.42	
	1 1/2" x 22 ga metal roof deck at Overhang/Entry	5,181	SF	\$5.00	\$25,905	\$34,641	\$2.25	
	Operable Partition Support	45	LF	50.00	\$2,250	\$3,009	\$0.20	
	Strengthen Connections/add blocking at dragstrut	121	LF	75.00	\$9,075	\$12,136	\$0.79	
	Bent W6x15x18" at 4'0" o/c	130	EA	385.00	\$50,050	\$66,929	\$4.35	
	Roof Structure							
	Wood							
	Tapered TJL at 48" o/c with Plywood Sheathing	3,269	SF	12.00	\$39,228	\$52,457	\$3.41	
	Other Roof Construction							
	Mechanical & Misc Curbs	1	lsum	2,500.00	\$2,500	\$3,343	\$0.22	
	Subtotal Superstructure	15,400	BGSF	\$18.31	\$281,917	\$376,993	\$24.48	7.2%
B20	Exterior Enclosure							
	Exterior Enclosure							
	Exterior Walls							
	Exterior Walls							
	Exterior Sealants							
	Caulking / Sealants Allowance	15,400	gvsf	1.00	\$15,400	\$20,594	\$1.34	
	Exterior Painting							
	All Areas	15,400	gvsf	2.00	\$30,800	\$41,187	\$2.67	
	Cold-Formed Metal Framing System							
	Exterior Walls							
	Framed Walls	3,358	sqft	12.00	\$40,296	\$53,886	\$3.50	
	Incl: Framing & Exterior Sheathing							
	Metal Panel Wall System							
	Aluminum Plate System with Exposed Fasteners	3,358	sqft	37.50	\$125,925	\$168,393	\$10.93	

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Estimated Cost w/GC Markup	Cost per GSF	% of Total
No.	Description							
	<i>Vapor Retarders</i>							
	Vapor Barrier	3,358	sqft	0.50	\$1,679	\$2,245	\$0.15	
	<i>Air Barrier</i>							
	Weather Resistive Barrier	3,358	sqft	2.50	\$8,395	\$11,226	\$0.73	
	Fluid-Applied							
	<i>Building Insulation</i>							
	2 1/2 " Rigid-at Metal Wall Panel System	3,358	sqft	4.00	\$13,432	\$17,962	\$1.17	
	<i>Exterior Wall Interior Skin</i>							
	GWB @ Interior Face	3,358	sqft	2.00	\$6,716	\$8,981	\$0.58	
	Hang; Tape; Finish							
	<i>Exterior Soffits</i>							
	Soffit Finish Allowance-Metal Panels (Entry Only)	1,056	sqft	25.00	\$26,400	\$35,303	\$2.29	
	<i>Exterior Windows</i>							
	<i>Exterior Windows</i>							
	<i>Exterior Standard Windows</i>							
	<i>Storefronts</i>							
	Entry Vestibule Glazing Wall	528	SF	85.00	\$44,880	\$60,016	\$3.90	
	Entry Vestibule Glazing Wall-inner	256	SF	85.00	\$21,760	\$29,098	\$1.89	
	<i>Glazed Curtain Wall</i>							
	Glazed Aluminum Curtainwall System							
	Curtainwall-Translucent	4929	SF	85.00	\$418,965	\$560,259	\$36.38	
	<i>Exterior Doors</i>							
	<i>Exterior Doors</i>							
	Exterior Aluminum Door-Pair	2	EA	3,500.00	\$7,000	\$9,361	\$0.61	
	Exterior Aluminum Door-Single	3	EA	2,500.00	\$7,500	\$10,029	\$0.65	
	Subtotal Exterior Enclosure	15,400	BGSF	\$49.94	\$769,148	\$1,028,540	\$66.79	19.6%
B30	Roofing							
	Roofing							
	Old Roof Area							
	Wash Existing Roof	15,387	SF	0.25	\$3,847	\$5,144	\$0.33	
	New Tapered Insulation/Roof Overlay	15,387	SF	12.00	\$184,644	\$246,914	\$16.03	
	New Roof Area Extension/Eave	1,056	SF	18.00	\$19,008	\$25,418	\$1.65	
	Stair Treads at Perimeter Canopy	4,272	SF	15.00	\$64,080	\$85,691	\$5.56	
	Mechanical Well Screen at Roof	119	LF	150.00	\$17,850	\$23,870	\$1.55	
	Roof Coverings							
	<i>Flashing & Sheet Metal</i>							
	Sheet Metal Flashing & Trim							
	Metal Coping-Edge at New Soffit	592	lnt	20.00	\$11,840	\$15,833	\$1.03	
	<i>Metal Gutters & Downspouts</i>							

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Estimated Cost w/GC Markup	Cost per GSF	% of Total
No.	Description							
	Gutters - Perimeter	550	lnft	22.00	\$12,100	\$16,181	\$1.05	
	Downspouts	120	lnft	16.00	\$1,920	\$2,568	\$0.17	
	Subtotal Roofing	15,400	BGSF	\$20.47	\$315,289	\$421,619	\$27.38	8.0%
C10	Interior Construction							
	Interior Construction							
	Custom Construction Allowances-Finishes/Features							
	Partitions							
	Partitions							
	Interior Fixed Partitions							
	Unit Masonry Assemblies							
	Metal Wall Framing Assemblies							
	GWB Assembly - Partition							
	Interior Partitions at Support Areas							
	Frame; GWB; Finish; Acoustic Insulation							
	Includes Allowance for High Walls							
	Metal Stud Framing	6,320	sqft	4.00	\$25,280	\$33,806	\$2.20	
	GWB - Hang, Tape, & Finish	12,640	sqft	2.00	\$25,280	\$33,806	\$2.20	
	Acoustic Insulation	6,320	sqft	0.75	\$4,740	\$6,339	\$0.41	
	Backing & Blocking / Carpentry							
	Misc Backing & Blocking Allowance	15,400	gsf	0.25	\$3,850	\$5,148	\$0.33	
	Interior Glazed Partitions & Storefront							
	Interior Storefront-At Meeting Room-includes doors	850	sqft	65.00	\$55,250	\$73,883	\$4.80	
	Sliding Acoustic Panel Doors	2	ea	15,000.00	\$30,000	\$40,117	\$2.61	
	Study Glass Carrels							
	Study Carrels	2	allow	15,000.00	\$30,000	\$40,117	\$2.61	
	Interior Doors							
	Interior Doors							
	Interior Swinging Doors							
	Doors / Frames / Hardware							
	Single	9	each	1,250.00	\$11,250	\$15,044	\$0.98	
	Fittings / Specialties							
	Fittings / Specialties							
	Misc Specialties Allowance							
	Location	1	lsum	1,500.00	\$1,500	\$2,006	\$0.13	
	Undefined Specialties / Fittings	15,400	gsf	0.50	\$7,700	\$10,297	\$0.67	
	Visual Display Boards							
	White / Marker Boards	320	sqft	14.00	\$4,480	\$5,991	\$0.39	
	Tackable Wall Covering	320	sqft	11.25	\$3,600	\$4,814	\$0.31	
	Back-Painted Glass Marker Boards	320	sqft	40.00	\$12,800	\$17,117	\$1.11	
	Fabricated Compartments & Cubicles							

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Estimated Cost w/GC Markup	Cost per GSF	% of Total
No.	Description							
	Metal Toilet Compartments							
	Standard	6	each	1,000.00	\$6,000	\$8,023	\$0.52	
	ADA	2	each	1,500.00	\$3,000	\$4,012	\$0.26	
	Urinal Screen	3	each	350.00	\$1,050	\$1,404	\$0.09	
	Interior Identifying Devices							
	Signage Allowance							
	Occupancy / Code Signage	15,400	gsf	0.15	\$2,310	\$3,089	\$0.20	
	Room ID / Wayfinding	15,400	gsf	0.25	\$3,850	\$5,148	\$0.33	
	Occupancy / Code Signage							
	Graphic Signage Package Allowance	1	lsun	2,500.00	\$2,500	\$3,343	\$0.22	
	Pedestrian Control Devices							
	Lockers							
	Metal Lockers							
	Allowance For Staff Lockers	5	each	500.00	\$2,500	\$3,343	\$0.22	
	Toilet, Bath & Laundry Accessories							
	Toilet Accessories							
	Rooms							
	Men's	1	each	2,500.00	\$2,500	\$3,343	\$0.22	
	Women's	1	each	2,500.00	\$2,500	\$3,343	\$0.22	
	Staff Restroom	1	each	500.00	\$500	\$669	\$0.04	
	Finish Carpentry							
	Finish Carpentry							
	Allowance	15,400	gsf	3.00	\$46,200	\$61,781	\$4.01	
	Architectural Casework							
	Architectural Casework-All With FF&E Budget							
	Subtotal Interior Construction	15,400	BGSF	\$18.74	\$288,640	\$385,983	\$25.06	7.4%
C20	Stairs							
	Stairs							
	Subtotal Stairs	15,400	BGSF	\$0.00	\$0	\$0	\$0.00	0.0%
C30	Interior Finishes							
	Interior Finishes							
	Wall Finishes							
	Tile Wall Finishes							
	Wall Tile - 12 x 24	1,632	sqft	15.00	\$24,480	\$32,736	\$2.13	
	Staff & Public Rest Rooms - Full Height							
	Interior Wall Painting							
	Interior Paints							
	Wall Paint	14,416	sqft	0.85	\$12,254	\$16,386	\$1.06	
	Sandblast Columns	20	ea	500.00	\$10,000	\$13,372	\$0.87	
	Patch & Paint - Existing	14,500	asf	2.00	\$29,000	\$38,780	\$2.52	
	Wall Coverings							
	FRP Paneling							

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Estimated Cost w/GC Markup	Cost per GSF	% of Total
No.	Description							
	4ft H Wainscot @ Janitor Rm	90	sqft	6.00	\$540	\$722	\$0.05	
	Plywood Backboard							
	Allowance @ Comm / Electric Rms	160	sqft	4.00	\$640	\$856	\$0.06	
	Floor Finishes							
	Floor Finishes							
	Concrete Floor Finishes							
	Sealed Concrete							
	M&E Rms; Janitor; Storage	600	sqft	0.80	\$480	\$642	\$0.04	
	Tile Floor Finishes							
	Floor Tile - 12 x 24	584	sqft	14.00	\$8,176	\$10,933	\$0.71	
	Ceramic Tile - Base	204	lnft	12.00	\$2,448	\$3,274	\$0.21	
	Public & Staff Rest Rooms							
	Resilient Base							
	4" Rubber Base	1,275	lnft	2.00	\$2,550	\$3,410	\$0.22	
	Carpet Flooring							
	Carpet	13,317	sqft	4.00	\$53,268	\$71,232	\$4.63	
	Ceiling Finishes							
	Ceiling Finishes							
	GWB Ceiling Finishes							
	Suspended Gyp Ceiling	1258	sqft	10.00	\$12,580	\$16,823	\$1.09	
	Soffit at Collections	429	sqft	20.00	\$8,580	\$11,474	\$0.75	
	Veneer Plaster Finishes							
	Acoustical Ceiling Treatment							
	ACT System							
	Act at Office	173	SF	5.00	\$865	\$1,157	\$0.08	
	Cloud at Staff Work Room	545	SF	5.00	\$2,725	\$3,644	\$0.24	
	Cloud at Meeting Room-Metal with Acoustic Material	722	SF	25.00	\$18,050	\$24,137	\$1.57	
	Acoustical Panels							
	Acoustic Board Ceiling at Collections (1/3 of Area)	3241	SF	15.00	\$48,615	\$65,010	\$4.22	
	Interior Ceiling Painting							
	Included with Wall Painting Allowance Above							
	Interior Paint							
	GWB	1,687	sqft	2.00	\$3,374	\$4,512	\$0.29	
	Exposed Structure	14,500	sqft	1.75	\$25,375	\$33,933	\$2.20	
	Subtotal Interior Finishes	15,400	BGSF	\$17.14	\$264,000	\$353,032	\$22.92	6.7%
D10	Conveying Systems							
	Conveying Systems							
	Subtotal Conveying Systems	15,400	BGSF	\$0.00	\$0	\$0	\$0.00	0.0%
D20	Plumbing							
	SEE HVAC & PLUMBING Below							

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Estimated Cost w/GC Markup	Cost per GSF	% of Total
No.	Description							
	Plumbing							
	PAE Consulting Engineers Budget 8/2	15,400	bgsf	7.95	\$122,490	\$163,799	\$10.64	
	Subtotal Plumbing	15,400	BGSF	\$7.95	\$122,490	\$163,799	\$10.64	3.1%
D30	HVAC							
D30	HVAC							
	HVAC							
	HVAC							
	PAE Consulting Engineers	15,400	bgsf	33.34	\$513,500	\$686,676	\$44.59	
	Subtotal HVAC	15,400	BGSF	\$33.34	\$513,500	\$686,676	\$44.59	13.1%
D40	Fire Protection							
	Fire Protection							
	PAE Consulting Engineers	15,400	bgsf	3.00	\$46,200	\$61,781	\$4.01	
	Subtotal Fire Protection	15,400	BGSF	\$3.00	\$46,200	\$61,781	\$4.01	1.2%
D50	Electrical							
	Electrical							
	Per Consultant-Includes Demolition and All New Work	1	ls	515,252.00	\$515,252	\$689,019	\$44.74	
	Subtotal Electrical	15,400	BGSF	\$33.46	\$515,252	\$689,019	\$44.74	13.1%
E10	Equipment							
	Institutional Equipment							
	Library Equipment							
	Exterior Book Drop	1	each	2,000.00	\$2,000	\$2,674	\$0.17	
	Not Connected to AMH System							
	Other Equipment							
	Residential Equipment							
	Residential Appliances							
	Staff Break Room							
	Refrigerator / Freezer	1	each	1,000.00	\$1,000	\$1,337	\$0.09	
	Dishwasher	1	each	750.00	\$750	\$1,003	\$0.07	
	Microwave Oven	1	each	200.00	\$200	\$267	\$0.02	
	Subtotal Equipment	15,400	BGSF	\$0.26	\$3,950	\$5,282	\$0.34	0.1%
E20	Furnishings							
	Subtotal Furnishings	15,400	BGSF	\$0.00	\$0	\$0	\$0.00	0.0%

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Estimated Cost w/GC Markup	Cost per GSF	% of Total
No.	Description							
F10	Special Construction							
	Special Construction							
	Subtotal Special Construction	15,400	BGSF	\$0.00	\$0	\$0	\$0.00	0.0%
F20	Selective Building Demolition							
	Selective Building Demolition							
	Remove Topping Slab	338	SF	2.00	\$676	\$904	\$0.06	
	Remove Precast Tee Beam	16	EA	250.00	\$3,966	\$5,303	\$0.34	
	Remove Concrete Beam	3	EA	350.00	\$1,050	\$1,404	\$0.09	
	Demo at balcony structure	913	SF	10.00	\$9,130	\$12,209	\$0.79	
	Cut Tee Slab-At Balcony	83	LF	5.00	\$415	\$555	\$0.04	
	Remove Teeslabs at Balcony	915	SF	5.00	\$4,575	\$6,118	\$0.40	
	1/2" Rod Reinforcement at Tee Slabs	5	EA	750.00	\$3,750	\$5,015	\$0.33	
	Remove Portion of Steel/Wood Truss	169	LF	5.00	\$845	\$1,130	\$0.07	
	Remove Existing Guardrail/Handrail	86	LF	50.00	\$4,300	\$5,750	\$0.37	
	Remove Existing Glulam Beam	199	LF	12.00	\$2,388	\$3,193	\$0.21	
	Remove Existing Steel/Wood Truss	4,104	LF	5.00	\$20,520	\$27,440	\$1.78	
	Remove Portion of Steel Wood Truss	919	LF	6.00	\$5,514	\$7,374	\$0.48	
	Remove Soffit/Face/Roof At Perimeter	592	LF	25.00	\$14,800	\$19,791	\$1.29	
	Demo Roofing Subpurlins/Decking	6,928	SF	3.00	\$20,784	\$27,793	\$1.80	
	Demo Clerestory Windows/Wall at High Roof	1,195	SF	5.00	\$5,975	\$7,990	\$0.52	
	Remove Portion of Existing Concrete Column	8	EA	50.00	\$400	\$535	\$0.03	
	Remove Existing Building Facades	9,264	SF	4.00	\$37,056	\$49,553	\$3.22	
	Remove Mechanical Equipment	6	PCS	500.00	\$3,000	\$4,012	\$0.26	
	Soft Demo at Library Interior	20,394	SF	2.00	\$40,788	\$54,544	\$3.54	
	Misc Envelope Demo at Existing Library	20,394	SF	0.25	\$5,099	\$6,818	\$0.44	
	Hazardous Components Abatement							
	Hazardous Components Abatement							
	All Items per Report	15,400	sf	4.00	\$61,600	\$82,374	\$5.35	
	Subtotal Selective Building Demolition	15,400	BGSF	\$16.01	\$246,630	\$329,805	\$21.42	6.3%
G10	Site Preparation							
	Site Preparation							
	Mobilization	1	lsum	2,500.00	\$2,500	\$3,343	\$0.22	
	TESC / Site Prep For Demolition							
	General Allowance for Erosion Control/Water Protection	1	lsum	15,000.00	\$15,000	\$20,059	\$1.30	
	Site Clearing							
	Stripping & Stockpiling of Soil							
	Site Demolition & Relocations							
	Site Demolition & Relocations							
	Decommission Gas Meter	1	EA	250.00	\$250	\$334	\$0.02	
	Sawcut/Breakup Conc Walks	2,860	SF	2.00	\$5,720	\$7,649	\$0.50	
	Remove/Salvage Drop Box	1	EA	150.00	\$150	\$201	\$0.01	
	Sawcut/Remove Concrete Curb	185	LF	5.00	\$925	\$1,237	\$0.08	

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Estimated Cost w/GC Markup	Cost per GSF	% of Total
No.	Description							
	Cut/Temp Cap Storm Sewer	1	EA	650.00	\$650	\$869	\$0.06	
	Cut and Temp Cap Side Sewer	1	EA	650.00	\$650	\$869	\$0.06	
	Cut and Temp Cap Gas Service	1	EA	1,250.00	\$1,250	\$1,672	\$0.11	
	Remove Existing Transformer	1	EA	1,250.00	\$1,250	\$1,672	\$0.11	
	Remove/Salvage Signs	6	EA	150.00	\$900	\$1,204	\$0.08	
	Remove Existing Tree	1	EA	150.00	\$150	\$201	\$0.01	
	Remove Existing Concrete	332	SF	5.00	\$1,660	\$2,220	\$0.14	
	Temp Cap at Existing Storm Pipe	1	EA	5.00	\$5	\$7	\$0.00	
	Protect Tree to remain	3	EA	150.00	\$450	\$602	\$0.04	
	Remove/Salvage Fence	25	LF	5.00	\$125	\$167	\$0.01	
	Remove Catch basins/Pipes	3	EA	250.00	\$750	\$1,003	\$0.07	
	Remove/relocate electrical conduit for abutment	62	LF	5.00	\$310	\$415	\$0.03	
	Remove A/C paving	2,619	SF	1.50	\$3,929	\$5,253	\$0.34	
	Mechanical Equip enclosure	91	SF	75.00	\$6,825	\$9,127	\$0.59	
	Refuse/Recycling Enclosure	121	SF	75.00	\$9,075	\$12,136	\$0.79	
	Site Earthwork-with seismic work							
	Excavating, Backfilling & Compacting							
	Excavate at Pile Cap/Mat Foundation	1,369	cuyd	15.00	\$20,528	\$27,450	\$1.78	
	Backfill	782	cuyd	25.00	\$19,550	\$26,143	\$1.70	
	Soil Stabilization							
	Slope Stabilization & Erosion Control							
	Silt Fence	500	lnft	5.00	\$2,500	\$3,343	\$0.22	
	Interceptor Swale	350	LF	\$20	\$7,000	\$9,361	\$0.61	
	Straw wattle	319	LF	\$20	\$6,380	\$8,532	\$0.55	
	Protect Gabion Wall	192	LF	\$5	\$960	\$1,284	\$0.08	
	Hazardous Waste Remediation							
	Hazardous Waste Remediation							
	Site - Not Included							
	Subtotal Site Preparation	15,400	BGSF	\$7.11	\$109,441	\$146,350	\$9.50	2.8%
G20	Site Improvements							
	Site Improvements							
	Roadways							
	Roadways							
	Traffic Control	1	lsun	3,000.00	\$3,000	\$4,012	\$0.26	
	ADA Parking Stalls	2	ea	250.00	\$500	\$669	\$0.04	
	Roadway Base Courses							
	Roadway Curbs & Gutter							
	(Vertical Concrete Curb	286	LF	20.00	\$5,720	\$7,649	\$0.50	
	Asphalt Pavement	1,520	SF	5.00	\$7,600	\$10,163	\$0.66	
	Parking Lots							

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Estimated Cost w/GC Markup	Cost per GSF	% of Total
No.	Description							
	Parking Lots							
	Pedestrian Paving							
	Pedestrian Paving							
	Rigid Pedestrian Pavement							
	Pedestrian Paving - On-Site Sidewalks	4,965	SF	4.00	\$19,860	\$26,558	\$1.72	
	Site Development							
	Site Development							
	Misc Construction							
	Railing at Bridge	250	LF	150.00	\$37,500	\$50,147	\$3.26	
	Landscaping							
	Landscaping							
	Landscape - Site Trees	11	EA	250.00	\$2,750	\$3,677	\$0.24	
	Bollards	4	EA	500.00	\$2,000	\$2,674	\$0.17	
	Benches	5	EA	1,250.00	\$6,250	\$8,358	\$0.54	
	Landscaping Ground Cover	1,001	SF	10.00	\$10,010	\$13,386	\$0.87	
	Irrigation Systems							
	Irrigation-	1,021	ea/sf	15.00	\$15,315	\$20,480	\$1.33	
	Subtotal Site Improvements	15,400	BGSF	\$7.18	\$110,505	\$147,772	\$9.60	2.8%
G30	Site Civil / Mechanical Utilities							
	Site Civil / Mechanical Utilities							
	Site Civil / Mechanical Utilities Demolition							
	Utilities Demolition							
	Water Supply							
	Water Supply							
	Water Wells							
	Site Domestic Water Distribution							
	Connection - 1-1/2" Service	1	each	500.00	\$500	\$669	\$0.04	
	Pipe / Fittings - 2"	50	lnft	18.00	\$900	\$1,204	\$0.08	
	1-1/2" Meter Box & Assy (Meter by City)	1	each	850.00	\$850	\$1,137	\$0.07	
	Site Fire Protection Water Distribution							
	Connection @ 12" Main, 6" & 4"	1	each	3,000.00	\$3,000	\$4,012	\$0.26	
	6" Fire Water Service	30	lnft	45.00	\$1,350	\$1,805	\$0.12	
	FDC	1	each	800.00	\$800	\$1,070	\$0.07	
	4" DCVA & Vault	1	each	5,000.00	\$5,000	\$6,686	\$0.43	
	Fire Hydrant Assembly	1	each	3,500.00	\$3,500	\$4,680	\$0.30	
	Restore Street Pavement	250	sqft	6.00	\$1,500	\$2,006	\$0.13	
	Curb, Gutter & Sidewalk Restoration	5	each	480.00	\$2,400	\$3,209	\$0.21	
	Sanitary Sewer							
	Sanitary Sewer							
	Side Sewer new line	127	lf	50.00	\$6,350	\$8,492	\$0.55	

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Estimated Cost w/GC Markup	Cost per GSF	% of Total
No.	Description							
	Connection	1	each	1,250.00	\$1,250	\$1,672	\$0.11	
	Storm Sewer							
	Storm Sewer							
	Tie-in to Existing SD Structure	1	each	500.00	\$500	\$669	\$0.04	
	8" Storm Drain	50	lnft	28.00	\$1,400	\$1,872	\$0.12	
	Area Drain	2	each	850.00	\$1,700	\$2,273	\$0.15	
	16" Steel Casing @ Water X'ing w/Skids & Sand Fill	2	lnft	150.00	\$300	\$401	\$0.03	
	Fuel Distribution							
	Fuel Distribution							
	Gas Distribution							
	Gas meter/line	58	LF	25.00	\$1,450	\$1,939	\$0.13	
	Assume Service From Adjacent Street							
	Subtotal Site Civil / Mechanical Utilities	15,400	BGSF	\$2.13	\$32,751	\$43,796	\$2.84	0.8%
G40	Site Electrical Utilities							
	SEE ELECTRICAL Above							
	Electrical Distribution							
	New Transformer/Vault	1	EA	2,500.00	\$2,500	\$3,343	\$0.22	
	Site Lighting							
	Site Lighting							
	Area Lighting							
	Bollards	3	EA	1,500.00	\$4,500	\$6,018	\$0.39	
	Protect Existing Light	1	EA	500.00	\$500	\$669	\$0.04	
	Subtotal Site Electrical Utilities	15,400	BGSF	\$0.49	\$7,500	\$10,029	\$0.65	0.2%
G90	Other Site Construction							
	Subtotal Other Site Construction	15,400	BGSF	\$0.00	\$0	\$0	\$0.00	0.0%

